

HILLIER & WILSON



Aird Close, Woolton Hill, RG20 9UH

Aird Close, Woolton Hill

A four bedroom detached family home located in a sought after residential area of Woolton Hill, just south of Newbury. The property benefits from good sized living accommodation, as well as oil fired central heating, uPVC double glazing, garage and off road parking. The ground floor comprises entrance hall, cloakroom, sitting/dining room, family room and kitchen. Upstairs there is a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally, there is an enclosed rear garden which is mainly laid to lawn with a patio seating area and a home office/summer house. To the front of the property, there is off road parking via driveway and access to the garage which also has a brick shed to the rear. Aird Close is situated within the popular village of Woolton Hill, a few miles south of Newbury and convenient for easy access to both the A34 and M4. Woolton Hill has good amenities including a church, village hall, sports club, post office, nursery, infants and junior schools and a pub.





- FOUR BEDROOM DETACHED FAMILY HOME

- LOCATED IN A POPULAR RESIDENTIAL AREA
- GOOD SIZED LIVING ACCOMODATION
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- SOUGHT AFTER VILLAGE OF WOOLTON HILL
- OFF ROAD PARKING & GARAGE

Services:

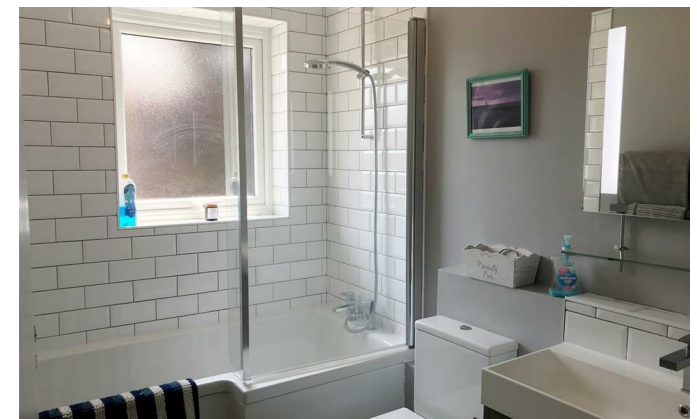
Mains services are connected (Except Gas)

EPC: Rating E

Full results can be sent on request

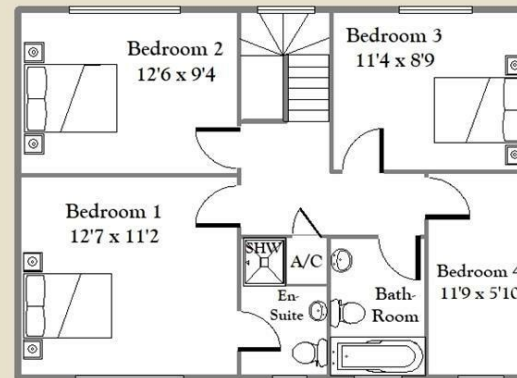
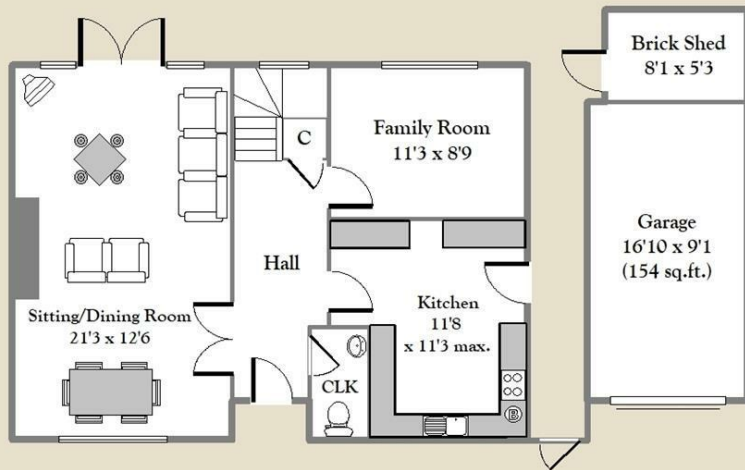
Council Tax:

Band E



Aird Close, Woolton Hill

Home Office/
Summer House
10'10 x 9'3
101 sq.ft.
(Not exact location)



APPROX.GROSS INTERNAL FLOOR AREA 1263 sq.ft (117 sq.m) (Excluding Garage/Home Office/Shed)
For identification only - Not to scale - Hillier & Wilson LTD



Hillier & Wilson wish to inform prospective purchasers that we have listed the details of this property as a general guide and in good faith. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Any reference to alterations does not mean that any planning permission, building regulation or other consent has been obtained. Investigations must be made by buyer's solicitor. Room sizes should not be relied upon for carpets and furnishings. Fixtures & fittings are excluded from the property unless stated in the sales particulars.